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THOMAS HOPKINS
EXECUTIVE DIRECTOR

Board Meeting Minutes – July 2, 2018 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3

Present Board Members:

- Walter White (WW)
- Andrew Bedar (AB)
- Jeff Dougan Massachusetts Office on Disability (JD)
- Ray Glazier (RG)
- Dawn Guarriello (DG)
- Harold Rhodes (HR)
- Patricia Mendez, (PM)

Board Members Not in Attendance:

- Jane Hardin (JH)
- David Johnson (DJ)

Also in Attendance:

- John High, Assistant Legal Counsel (JH)
- William Joyce, Compliance Officer (WJ)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

Board Members in Attendance:

JD – AB, HR, PM, DG
WW, RG arrived late

- Meeting began approximately 9:00 a.m.

Jeff Dougan opened the meeting.

Executive Session, Discussion of Pending Litigation - Closed Session pursuant to M.G.L. c. 30A, § 21

DG motioned to go into Executive Session. HR seconded.

Roll call of members.

AB motioned to exit Executive Session. RG seconded, passed unanimously.

Roll call of members.

JH Left the meeting

1) Arc of Opportunity, Framingham – Letter from Building Inspector. Previously on staff radar. DDS group home. Inspector caught them doing work without permits. They say are exempt from building code. JH – We looked at the MOU. Issue of building code, doesn't have impact on 521 CMR. May want to revisit in new regulations. Nothing to worry about today. WJ has been in communication with them.

Incoming Case Review:

2) Shawsheen Elementary School, 18 Magnolia Avenue, Andover, V18-198
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
Existing school, platform size, limited size of landing. Given us plans, limited drawings showing installation. 30 x 41 is very small.

AB motioned to continue for more information. PM seconded, passed unanimously

3) Four Unit Multi-family, 1400 Columbia Road, East Boston, V18-199
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
New construction of 4 unit, 4 stories, duplex style and group 1 compliant. Seeking relief for units 1 and 2, and 28.1.

DG motioned to grant. AB seconded, passed unanimously.

4) Curb Cuts and Sidewalks, Multiple Locations, Boston, V18-200
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
The petitioner is seeking several variances, 5 locations.

DG motioned to packet. PM seconded, passed unanimously.

5) Mixed Use Building, 399 Congress Street, Boston, V18-201
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.
New construction, 21 floor, convection wall oven with cook top. It is a wall oven and cook top, needs to meet group 1 requirements. They are not connected so they have to comply.
Only for this building.
HR - would a person in a wheelchair have difficulty?

DG motioned to grant. HR seconded, RG abstained. Motion passed.

WW arrived

6) School Street Apartments, 31 School Street, Braintree, V18-202
Exhibit – Variance Application and associated documents
Mr. Joyce presented the Variance Application and associated documents.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Existing 4 story, served by 1 elevator. Elevator will be out for 6 to 8 weeks.
Proposes until Sept. 1 for no elevator. They did surveys and accommodation plan.
JD – If they are relocating someone to hotel or rehab, resident should not pay.
JW – Offering to reimburse \$85.00 per night.

HR motioned to grant on the condition that no tenant is required to occur any out of pocket costs over and above what they are currently paying, and grant a time variance to 8 weeks to fix the elevator, and on the condition that the Board receives a report at mid-point.

RG seconded, passed unanimously.

7) Faith Baptist Church, 251B Osterville – West Barnstable Road, Osterville, V18-203

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Existing church renovations and elevator, requesting time relief until April 2019.

JD motioned to grant a time variance to April 1, 2019 with a 6 month status report given to the Board by 1/31/19. AB seconded, passed unanimously.

8) Curb Cut, Curb Ramp, Atlantic Avenue, Boston, V18-204

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Large curb cut. Tunnels underneath, hesitant to do a lot of excavation. Asking for relief for the over slope on curb side and over slope on landing.

JD motioned to grant on the condition they don't exceed the stated slopes they recommend in the application. DG seconded, passed unanimously.

9) Kitchen Renovations, 152-154 South Second Street, New Bedford, V18-205

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovations of group homes. Seeking relief for group 2 kitchen requirements, only used by care providers. Are the counters capable of complying? If they lower counters they need to lower cabinets.

JD motioned to grant. DG seconded, passed unanimously.

10) Living Facility, 1068-1070 Mt. Pleasant Street, New Bedford, V18-207

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Existing living facility building, doing updates, used by care givers only

JD motioned to grant. DG seconded. Passed unanimously.

11) BGood Richards Building, 112-116 State Street, Boston, V18-209

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents. The petitioner wants to maintain the entrance, proposes buzzer, menu board and portable ramp.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Takeout only.

PM recused herself and left the room.

~~*JD motioned to grant for this use only with a lighted menu board, portable ramp and or the ramp to be reviewed by the board and slopes identified. DG seconded, passed unanimously. RG concerned about ramp. It is going to stick out over the sidewalk. No landing.*~~

JD motioned to reopen motioned. DG seconded, passed unanimously.

JD motioned to withdraw his motion. RG seconded, passed unanimously

RG motioned to grant on the provision of a lighted buzzer menu board, policy of how staff will accommodate guests and deny the request for the portable ramp.

JD seconded, passed unanimously.

12) Russian School of Mathematics, 12 Church Street, Waban, V18-210

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of educational space, spending is over 30%. 20.1 lack of accessible route to classroom. Will accommodate in other class rooms. Seven or eight classrooms are accessible.

JD motioned to grant on the condition the Board receives and reviews the policy and for this use only. RG seconded, passed unanimously.

PM came back to the room

Second request 20.11.1 – egress rear of building. Accommodate students in another classroom.

Change in level 28”.

JD motioned to grant for this use only. DG seconded, PM abstained, motion passed.

13) Hospital for large Animals, Cummings School of Veterinary Medicine at Tufts University
53 Willard Street, North Grafton, V18-211

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of teaching hospital. The petitioner is requesting a 3 year time variance, 3 year phasing plan to be completed 7/2021. Lift cost is high. \$200,000 very expensive.

RG - Why are they doing lift last? Maybe because most expensive, a lot of the fixes are low hanging fruit. \$4.6 million in renovations.

HR motioned to grant the time variance until 7/2021 with reports to be submitted to the Board on January 31 and July 31 through 2021. PM seconded, RG abstained. Passed unanimously.

14) Commercial and Retail, 73-75 Main Street, North Andover, V18-212

Exhibit – Variance Application and associated documents

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Mr. Joyce presented the Variance Application and associated documents.
Renovation of retail space. Spending is over 30%. Maintain existing front entrance proposing accessible entrance rear of parking lot.

JD left the room.

HR motioned to grant on the condition the ramp is compliant and the Board receives report and pictures that the ramp is compliant upon completion and there is signage showing the accessible entrance. PM seconded, passed unanimously.

JD returned to the room.

14) Boston Glass Company, 277 Dorchester Street, Boston, V18-216

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

New construction. Previously was an advisory opinion. First floor office space, three residential units. Basement office space.

Asking to waive the two week waiting period.

DG motioned to waive the two week waiting period. AB seconded, passed unanimously.

Seeking relief from providing group 1 units. Small units.

JD motioned to grant on the variance application. DG seconded, PM abstained.

JD motioned to accept the affidavit and for it to be filed with the registry of deeds. DG seconded, PM abstained. Motion passed.

15) Wellfleet Historical Society, 258, 262, 266 Main Street, Wellfleet, V17-074

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously requested a time variance.

JD motioned to packet. DG seconded, passed unanimously.

16) Kiwanis Beach, 99 Kiwanis Beach Road, Upton, V18-087

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Scott Ricker wrote in opposition to the decision on the ramp at the Ramsey Building.

JD abstained from discussion.

Informational discussion. No vote was taken.

17) Grosvenor Park Health Center, 7 Loring Hills Avenue, Salem, C17-065

Exhibit –Associated complaint documents, letter from Building Inspector

Mr. Joyce presented the Variance Application and associated documents.

Part of order was for inspector to measure doors. On June 19, 2018 the doors were measured.

We have a fine hearing scheduled. The doors are over pressure.

JD motioned to accept the Building Inspectors findings. PM seconded, passed unanimously.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

18) Library, 40 College Avenue, Somerville, V18-192

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Both sets of stairs they need relief. Don't want to do outside handrails because of bannisters.

Front entrance will comply. Asking for the internal stairs.

JD motioned to rescind the previous denial regarding handrails.

AB seconded, passed unanimously.

JD motioned to grant on the condition that wall side compliant handrails are provided.

RG seconded, passed unanimously.

Hearing

11:00 – Old Reading Schoolhouse, 52 Sanborn Street, Reading (V18-084) - Variance Hearing

Exhibit #1- Hearing Package AAB 1-30

Exhibit #2 – Letters from tenants

Exhibit #3 Supplemental information, pictures

Thomas Trykowlki, STA architect (TT)

Harold Cutler, Code Consultant (HC)

Scott Wolf, Property Management (SW)

Molly Pover, Project Manager (MP)

The parties were sworn in by the Chair

DG HR AB PM JD RG

TT- We submitted our first variance for the north entry of the building, AAB 15. The building built in 1906 and renovated in 1987. Accessibility was granted to the south entry at rear. Occupied for 30 years. There was a fire. When we were reviewing, we found out that there have been things that changed code wise. Requirement for all entrances accessible. Only the two south entries are accessible at grade. Some info on this was sent to TH.

Entrance way has granite steps, then another set of steps up to the vestibule. There are a few reasons we went to the variance. Deed restriction, national historic district. Also looking at feasibility of accessibility at front. AAB 14 there are two scenarios for putting either a lift structure or a ramp. This option was further refined. What is drawn here is technology infeasible. Head height was decreased at a unit entry. Cost benefit analysis. To get into the building you get to a vestibule that needs to be enlarged, and then..... a person needs to go half way down the building to get to the elevator. Now, when you come into the south entry, it is a shorter distance. I understand some part of ramp or lift scenario can be done but I question benefit. The second phase is historic ramification.

Lift tower build out of brick and copper 400,000-450,000.

WW - we need a cost estimate.

JD – AAB 13 two proposals are those accurate.

TT – Not for scheme that will be.....modify set of granite steps.

WW - We need justification of cost.

JD - The altered cost estimates are going to be higher than submitted?

TT - Correct

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

TT - AAB 23, analysis of south entrance, accessible parking, commuter rail stations, bus line. Most people come down south elevator to town of Reading.

HR - What is on other side of building?

TT - United Methodist church, town hall, and another church. Residential across the street.

HC- Point about amenities, they only common is mailbox location. Will be near south entrance. Site plans have signage directing to south parking lot.

TT- Inner vestibule making fire control panels.

WW – Would anyone in the audience like to speak?

SW - Management partner for property. Historic character and accessibility gain. Many owners went to school in the building. Unfortunately due to fire, character has been lost. AAB 14 inner vestibule. The only historic character left is front entrance. Gain of access through front is not beneficial. Originally managed by my partner, has been with us for over 10 years. The back entrance is used. AAB 24 parking lot. AAB 15 bottom left picture elevator through that hallway to rear door. This is main access point, mailbox will be there, intercom there. Elevator. If coming in through front still need to go down to get mail. Handicapped parking is in back as close to door as possible. Gain of use will not change. Accessibility is through south entrance. Reading historical submitted a letter, they would like to see it stay the way it is. People bought for the historic value of the building. I cannot find a reason of the gain of installing lift or ramp in the front of the building. The back parking lot is the most accessible, amenities to town are out the south entrance, train, stores.

TT - Letters were part of a packet sent to Tom.

Patrice Denault- Unit in condo. Mother has a walker. Always used the rear entrance. Using a lift and ramp is too complicated. If mailboxes are going to be in back that is great.

Jane Russell – I have a kitty corner unit, we have used the elevator. My spouse is disabled we park in the back. The curb has been removed, and we zip up in the elevator. No advance in having entrance in front.

Aesthetics need to have exterior remain the same. First time hearing of cost. Costs, aesthetics, functionally. Preserve south entrance and not destroy front entrance.

Glen Laundre – I have a parking plaque, I can handle the back fine. All spots in back, walk in and go to the elevator. I care about the exterior and a shame to change it.

Jan Amanian – Back is shorter to traverse. Would never have had my mother go through the front. 24 years of gorgeous building.

Janice Jones – I have lived in reading for 48 years went to school in building. Beautiful building. When I moved from my home, looking for a place to easily get into unit. Coming in south entrance very short distance to elevator. Now mail is right there. Changing the front, it is a beautiful building. More effort to go up chair lift.

DG - Looks like three parking spots. Are they assigned?

SW - Not specifically assigned but opened to all, when requested we add. Guests have the opportunity to use them.

DG - Is there signage?

TT- Up until now no, it is part of our plan.

Not an accessible walkway might be able to become accessible. There is a run of stairs probably need a slope variance. Pedestrian path can probable be achieved.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DG - In 1988 was there a variance?

No

HR – How many parking spaces?

TT – 63

HR – How many handicapped parking spaces?

TT - 3

HR – What percentage of people need to use the handicapped spaces?

10%. 40 units.

HR - Would like you to put in additional parking.

HR - Is there a reason for someone to go from south to north entrance?

TT - No

HR - Concerned about safety, if there is another fire that blocks the south entrance, what happens?

TT – There are two sets of fire stairs. Two exits that come out of the building. The other exit is a fire stair. North side is used for egress.

PM - Is the elevator compliant?

TT – Yes

JD - For the historical significance, did it change the status is it still on register?

Yes the front piece.

Molly Rovero – The entire common district is on the historical register.

JD – Is parking deeded?

SE - Open

DG – Are the railings at the front accessible?

TT – There aren't railings up the front, we would entertain adding.

HR - Looking to increase parking to 6, accessible route around, signage and on website, investigate accessible railings on north entrance and inside railings.

TT- They will all be continuous

HR motioned to grant on the main entrance on the conditions of providing a parking policy to the residence and the Board receives the policy for review by 8/31/18. Also an investigation of an accessible route around the building, appropriate signage, investigate putting in accessible railings at the front north entrance, and newest estimates for entrance be submitted to the Board by 8/31/2018 by an affidavit. JD seconded, passed unanimously.

Board broke for lunch.

Board came back into session.

19) Diner, 15 Silver Street, Lanesborough, V18-206

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Renovation of an existing diner. We asked for information to clarify the jurisdiction. It doesn't appear that they have triggered jurisdiction. Some repair work. Not accessible, small diner.

Mostly cleaning and sprucing up. Based on what they have given us, they have not triggered.

Building worth \$100,000. If they want to do a lighted menu board they can.

Tax incentive for increasing accessibility.

DG motioned that no variance is required. AB seconded, passed unanimously.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

20) Five Story Mixed-use, 52 Temple Place, Boston, V18-183

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Voted to packet at last meeting. Three year phasing plan. Renovating 3rd, then 2nd, so tenant can move between them.

HR – There is a lot going on here.

JD motioned to grant the time variance until 7/1/2021, looking for quarterly status updates starting 1/1/2019, and on condition they understand the board will not consider any extension requests. RG passed unanimously.

21) Linden Industrial Center, 71 Linden Street, Lynn, V18-166

Exhibit – Variance Application and associated documents, accommodation policy

Mr. Joyce presented the Variance Application and associated documents, accommodation policy.

Voted to continue for cost estimate for LULA and accommodation plan.

They have given us a written policy. Proposing a webcam and iPad. Asking for no access to second floor.

JD motioned to grant on the condition there is an affidavit stating the second floor is employee only. DG seconded, passed unanimously.

22) School of the Museum of Fine Arts, 230 The Fenway, Boston, V14-201

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

JD Motioned to packet. PM Seconded, passed unanimously.

23) Daycare Center, 172 Burrill Street, Swampscott, V09-086

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously held a fine hearing and asked for an accommodation plan, info on website, fine.

Language change - from handicapped change to child with a disability, persons with disabilities. If it is determined by staff or parents?

JD motioned to accept on the condition the petitioner makes the language change of child with a disability, and persons with a disability, and clarification on who makes the determination of when the services need to be relocated, PM seconded, passed unanimously.

24) Residential 7 Unit Building, 52 River Street, Mattapan, V18-197

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

PM recused herself and left the room.

New construction. The case was packeted. Opposed by BCIL, the Mayor's Office also opposed.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Elevator cost \$250,000 to install, lift \$35,000 and will get to 7 units. Group 1 are required to be at ground floor above the parking. Does not meet townhouse definition. Proposing a lift to common space.

LULA access to 1 and 2. Asking for unit 3 to not be a group 1 unit.

RG – Is parking deeded? It is fewer than 15 spaces.

Elevator \$250,000, lift 2% cost. Only 29% are group 1. We agree there is a group 1 shortage.

JD motioned to grant on the lift on the condition that no common spaces are located elsewhere, and because of the excessive cost of an elevator is at 13%. Lift 2% cost DG seconded, passed unanimously.

HR motioned to request AAB staff to write letters in response to BCIL and the Mayor's Office on Disability, telling them how we came to our decision. JD seconded, passed unanimously.

2:00 – Thorndyke Road School, 30 Thorndyke Road, Worcester (V18-127) - Variance Hearing
Exhibit #1 Hearing Package AAB 1-60
Robert Algeor, OPM, NV5 (RA)
Jose Paz, Architect, HAKS (JP)

The parties were sworn in by the Chair.

WW JD RG PM AB HR DG

JD- Clarified that the petitioners cited from the proposed regulations and not the current regulations. The sections do not match up. It was hard to analyze based on this. Are you referencing sections of the proposed or 2006?

JP – We referenced out of the proposed code.

RA- The city has these projects from accelerated project from MSBA. Roof is failing. During the process we have done some upgrades.

We are aware of everything that is required. It is just door and windows that we are doing.

JP – Funding comes from state, city of Worcester. Once we developed the documents to the point we present to the city, based on estimates we noticed we exceed or came close to 30%. We went back to each of the schools. We put together a report for each school. We mentioned every concern we had to comply. Based on funding, we established what we were asking. As part of the project we already addressed handicapped parking, new sidewalks from parking to school, ramp, platform and bathroom. This school is in a historic district.

WW – The proposed codes are not in effect.

RA – We should be referencing 2006.

JP - Let's see if we can go through them today.

WW – Can you do the work in 4 years??

RA – I can't say.

WW - Sometimes we grant time variances. Can you do this over time? We can go through it now or go back and try to revise it and talk to the city.

RA - From what I understand from conversations with the city, there is a program set, there are other schools available for students with disabilities to use. They have several schools that are fully accessible. I would have to ask the city this question. There is a long term school plan. If we review spread sheet and provide 2006 reference will it help?

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JD - There is more explanation that needs to happen in grid. Let's say for doors.. it would be helpful to know what is being impacted. When I was reviewing, it might be helpful rather than doing it alone, to have a discussion with the compliance officer from AAB.

HR – We need to understand whether you are basing on infeasibility or cost. There needs to be a cost and shown on a plan where the variance is applied. Might need additional variances and can request time variances. Need to clearly understand.

JP – During conversations with the city we provided to the city costs, cost estimating with cost per school. \$1.5mill for Thorndyke.

DG – How many of the accelerated projects have you done?

JP - 3

JP – Approved budget

RA – MABA does typically become restrictive on what they will be reimbursed.

JP – Energy efficiency.

RA – I had conversation with the IG office three months ago, there is a study on the way. If the value was higher we wouldn't cross the 30%. This seems to be problematic for cities that have lower assessments.

DG - Who is the project manager?

RA - Kevin Collins

DG – I find it interesting they are not participating to bring it up to code.

JP - Provided report.....what are the items based on historic of school.....

DG - Are the windows historic?

PZ – They are thermal windows and they maintain the current character. They are from 2009.

DG – your either restoring to historic nature....

RA – Also worked on Chicopee City Hall. We tried to base this submission on the same general idea. The intent was to try to come through with the same information.

DG - If a person can't get into their classroom because it is not wide enough, it is a problem.

JP – Part of the concern is the terracotta walls, in some cases we can accommodate, would it be acceptable if we designate one or two class rooms that are totally accessible on the first floor along with the bathrooms?

WW- It would be a school by school basis.

DG- In the past we have approved doors that have been left open, or an automatic door opener. Structural issues prevent. It is case by case.

HR left the room.

JD minimum is 32" with the door, we have granted less, but the issue is which door. We appreciate the accommodation policy, with all the variances you are asking, the school isn't going to be accessible.

JD – There is a real reason to do the project. Costs add up and trigger compliance.

WW- This is what we are looking for. It identifies what you are doing but not specific locations. It doesn't identify the code section. Identify the code section, problem, location and how many code sections.

WW – Needs a discussion with the school department and MSBA.

RA - I would have to ask the schools about the locations of the other schools.

DG - Distribution is critically monitored.

JD - You go to Worcester and say do you need 4 years to do the \$1.5 mill renovations, we have granted time variances.

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JP – Just to clarify. We are doing 3 schools through the program. Two are at 30%, \$1.5 and \$1.4 mill between Lincoln and Thorndyke. They have a budget.

RA- It doesn't appear that any of the previous ones triggered. I can get you a copy of their plan going forward. This is the first that has exceeded 30%.

HR came back to the room.

JP – We can include the references under the 2006.

WW- Color code each item and spot them on the floor plan.

RA - If we take the same floor plans, AAB 28, if we had 1 page that addressed just doors and one that addressed.....

PM – ADA report what is it based on?

JP- Originally on ADA and tailored to 21 CMR.

RG –Are there any timing issues for the use of money?

JP – We have a contractor on board and reviewing submittals, we went through the big process. Any particular changes to the project will have to be done as a change order. The other way ask city for a time request.

JD – How long will this project take to be completed?

JP – No roof on Thorndyke. Windows and doors December of this year. Bathroom before September. Windows done off hours. Around January.

DG – Caution about language. Under variance 1 AAB14 nosings ...it is the designs team opinion that

HR motioned to continue the hearing until the city of Worcester is ready to submit an updated request, and recommended that city of Worcester works with AAB staff to develop a submission.

PM seconded, passed unanimously.

Lincoln Street Elementary, 549 Lincoln Street, Worcester (V18-126) - Variance Hearing

Exhibit #1 Hearing package AAB 1- 57

Robert Alger, OPM, NU5 (RA)

Jose Paz, Architect, HAKS (JP)

The parties were sworn in.

JD motioned to continue the hearing until the city of Worcester is ready to submit updated request, and recommended that city of Worcester works with staff to development submission.

HR seconded, passed unanimously.

25) Former First District Court of Bristol County, 15 Court Street, Taunton, V18-195

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

Previously voted to packet. The petitioner is seeking five variances

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JD item 1 and 2 AAB 6, 7

JD motioned to grant on the condition an elevator is installed and inspected by 7/1/19, signage and website include language indicating where the entrance is, lighting at the route and entry, and the Board receives updates quarterly starting 10/1/18. RG seconded, passed unanimously.

#3 interior stairs

Interior stairs JD motioned to grant on the condition the wall side handrails comply. HR seconded passed unanimously.

#3 exterior stairs

JD motioned to deny. RG seconded, passed unanimously.

#4

Door maneuvering

JD motioned to condition for more details on the door dimensions, and which doors will be provided with automatic door openers, and including but not limited to stamped plans. RG seconded, passed unanimously.

#5

JD Motioned to deny. HR seconded, passed unanimously.

26) George Close Building, 243 Broadway, Cambridge, V18-125

Exhibit – Variance Application and associated documents, amended application

Mr. Joyce presented the Variance Application and associated documents and amended application. Amendment to an existing variance request. Ramping system. Would need to reconfigure walls and building systems to build ramp. Top landing. Don't have the 60 x 60 square. Sloping through the turn until the top. Three landings to change direction.

JD motioned to grant. DG seconded, passed unanimously.

27) South Egremont School House, 42 Main Street, South Egremont, V18-171

Exhibit – Variance Application and associated documents

Mr. Joyce presented the Variance Application and associated documents.

The case was presented during the last meeting. Tally sheet was sent to Tom's email. Mostly time variances except for one piece. Seeking permanent relief on interior door in classroom 2, Time relief until summer 2019, accessible routes, ramps, public toiled rooms.

JD recused himself. The petitioner is trying to get a grant from MOD.

HR motioned to grant the time variance until 8/31/2019 for 20. 23, 24, 30.

PM seconded, JD abstained, motion passed.

Seeking full relief from 26.6.3

DG motioned to grant HR seconded, JD abstained, motion passed.

Minutes from June 18, 2018

HR motioned to approve the minutes from the June 18, 2018 meeting with recommended changes. JD, seconded, passed unanimously.

July 2, 2018

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

Exhibits

Residential 3 Unit Building, 329-331 Columbia Road, Dorchester, V18-196

Exhibit – Variance Application and associated documents

Shawsheen Elementary School, 18 Magnolia Avenue, Andover, V18-198

Exhibit – Variance Application and associated documents

Four Unit Multi-family, 1400 Columbia Road, East Boston, V18-199

Exhibit – Variance Application and associated documents

Curb Cuts and Sidewalks, Multiple Locations, Boston, V18-200

Exhibit – Variance Application and associated documents

Mixed Use Building, 399 Congress Street, Boston, V18-201

Exhibit – Variance Application and associated documents

School Street Apartments, 31 School Street, Braintree, V18-202

Exhibit – Variance Application and associated documents

Faith Baptist Church, 251B Osterville – West Barnstable Road, Osterville, V18-203

Exhibit – Variance Application and associated documents

Curb Cut, Curb Ramp, Atlantic Avenue, Boston, V18-204

Exhibit – Variance Application and associated documents

Exhibit – Variance Application and associated documents

Kitchen Renovations, 152-154 South Second Street, New Bedford, V18-205

Diner, 15 Silver Street, Lanesborough, V18-206

Exhibit – Variance Application and associated documents

Living Facility, 1068-1070 Mt. Pleasant Street, New Bedford, V18-207

Exhibit – Variance Application and associated documents

BGood Richards Building, 112-116 State Street, Boston, V18-209

Exhibit – Variance Application and associated documents

Russian School of Mathematics, 12 Church Street, Waban, V18-210

Exhibit – Variance Application and associated documents

Hospital for large Animals, Cummings School of Veterinary Medicine at Tufts University

53 Willard Street, North Grafton, V18-211

Exhibit – Variance Application and associated documents

Commercial and Retail, 73-75 Main Street, North Andover, V18-212

Exhibit – Variance Application and associated documents

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Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Boston Glass Company, 277 Dorchester Street, Boston, V18-216
Exhibit – Variance Application and associated documents

Grosvenor Park Health Center, 7 Loring Hills Avenue, Salem, C17-065
Exhibit –Associated complaint documents, letter from Building Inspector

Daycare Center, 172 Burrill Street, Swampscott, V09-086
Exhibit - Variance Application and associated documents, accommodation policy

School of the Museum of Fine Arts, 230 The Fenway, Boston, V14-201
Exhibit – Variance Application and associated documents

Wellfleet Historical Society, 258, 262, 266 Main Street, Wellfleet, V17-074
Exhibit - Variance Application and associated documents, amended application

Kiwanis Beach, 99 Kiwanis Beach Road, Upton, V18-087
Exhibit –Letter from Scott Ricker

George Close Building, 243 Broadway, Cambridge, V18-125
Exhibit – Variance Application and associated documents, amended application

Linden Industrial Center, 71 Linden Street, Lynn, V18-166
Exhibit – Variance Application and associated documents, accommodation policy

South Egremont School House, 42 Main Street, South Egremont, V18-171
Exhibit – Variance Application and associated documents

Five Story Mixed-use, 52 Temple Place, Boston, V18-183
Exhibit – Variance Application and associated documents

Library, 40 College Avenue, Somerville, V18-192
Exhibit – Variance Application and associated documents

Former First District Court of Bristol County, 15 Court Street, Taunton, V18-195
Exhibit – Variance Application and associated documents

Residential 7 Unit Building, 52 River Street, Mattapan, V18-197
Exhibit – Variance Application and associated documents

Arc of Opportunity, Arc of Opportunity, Fitchburg
Exhibit - Letter from Building Inspector

Old Reading Schoolhouse, 52 Sanborn Street, Reading (V18-084) - Variance Hearing
Exhibit #1- Hearing Package AAB 1-30
Exhibit #2 – Letters from tenants
Exhibit #3 Supplemental information, pictures

Thorndyke Road School, 30 Thorndyke Road, Worcester (V18-127) - Variance Hearing
Exhibit #1 Hearing Package AAB 1-60

Lincoln Street Elementary, 549 Lincoln Street, Worcester (V18-126) - Variance Hearing
Exhibit #1 Hearing Package AAB 1-60

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